

MEMORANDUM

August 6th, 2014

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of an application to designate the property at 1029 Broadway as a local historic landmark as per Section 9-11-5 of the Boulder Revised Code 1981 (HIS2014-00072).

STATISTICS

- | | | |
|----|-----------------------|------------------------------------|
| 1. | Site: | 1029 Broadway |
| 2. | Landmark Name: | Evans Scholars House |
| 3. | Date of Construction: | 1918 |
| 4. | Zoning: | RH-5 (Residential High Density-5) |
| 5. | Lot Size: | 12,596 square feet |
| 6. | Applicant: | Catherine Quintero, Burkett Design |
| 7. | Owner: | Evans Scholar Program |
-

STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board recommend that the City Council designate the property at 1029 Broadway as a local historic landmark, to be known as the **Evans Scholars House**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated August 6, 2014 as the findings of the board.*

FINDINGS

The Landmarks Board finds that, based upon the application and evidence presented and subject to the conditions of approval, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.
4. The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

BACKGROUND:

On March 20, 2014 the city received an application from the Evans Scholars foundation for an individual landmark designation of the property at 1029 Broadway. A site Review application for the project is currently in review. Plans for rehabilitation of the building and construction of an addition will be reviewed by the Landmarks Design Review Committee.

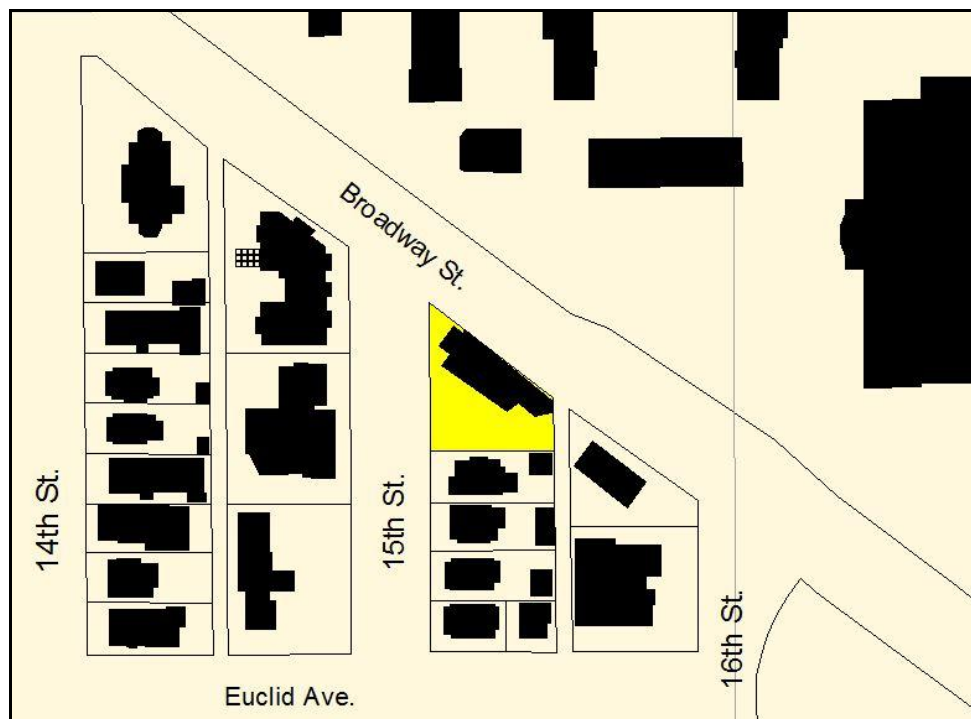


Figure 1. Location Map, 1029 Broadway.

PROPERTY DESCRIPTION:

The property at 1029 Broadway is located on a 12,596 square foot polygon-shaped lot at southeast corner of 15th St. and Broadway. An alley runs along the east edge of the property. It is located in the potential University Hill Historic District.



Figure 2. Northeast corner of 1029 Broadway, 2014.

The two and a half story building was built in 1918 and is an example of Dutch Colonial Revival, which is reflected in its gambrel roof, pedimented dormers, and evenly spaced windows. The building has an off-center entrance with a stone stoop and wrought iron balustrade. Two sets of three double-hung windows flank each side of the entrance. These windows share a lintel. Single double hung windows are evenly placed on the rest of the facade. All windows on the building have stone sills. Seven pedimented dormers are located on the north face of the roof and feature one-over-one light windows along the façade. One-story additions are located on the east and west elevations. The west addition was constructed prior to 1931 and appears to have been a porch that was later enclosed. It is constructed of similar stone as the original building and features similar stone lintels and banding. The east extension was constructed in 1953 and incorporated a stone rubble wall that extends from the building's foundation. The east addition is clad in sandstone and features three aluminum clad windows. The building has a stone foundation and stone chimneys.

The 1991 Historic Building Inventory Form indicates that the building has gone through moderate changes. The entrance originally had a pedimented hood supported by columns, and the stoop has been altered. The form also indicated that a balustrade is

missing on the second story balcony on the northern extension. The original divided-light windows have been replaced with double-hung windows. The Historic Building Inventory Form indicates that the building may be eligible for local landmark designation. *See Attachment B: 1987 Historic Building Inventory Form.*



Figure 3: 1029 Broadway, North Façade, Tax Assessor Card photograph c.1949.

This property was originally addressed as 1500 South Broadway and first appears on Sanborn Fire Insurance Maps in 1931. The street address changed to 1029 Broadway in 1943. The tax assessor card indicates that the east extension was added in 1953.

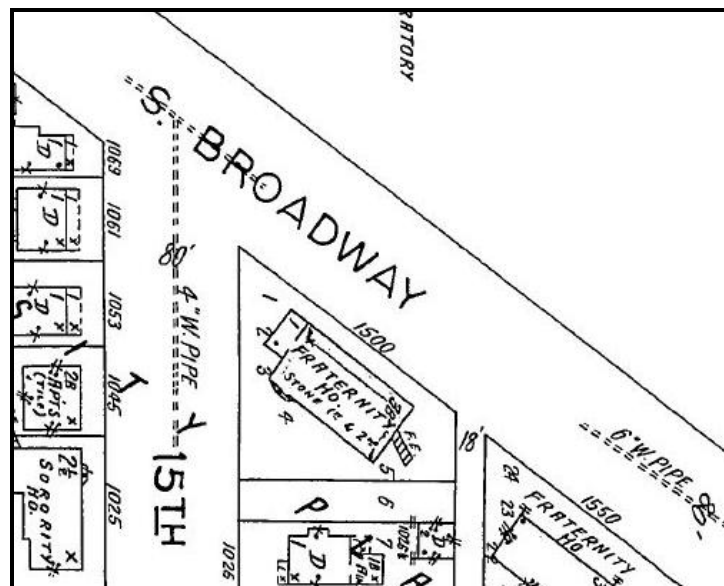


Figure 4. 1931 Sanborn map of 1500 (later 1029) S. Broadway.

Robert Urquhart bought the property in 1894 from the Denver & Boulder Land Investment Co. In 1911, the property was purchased by Hattie M. Swaisgood. Hattie worked at Turnure-Swaisgood Shoe Co., and was married to William, a Boulder Post Office employee. They lived at 946 Portland Place. See Attachment C: Deed and Directory Research.

In 1916, Hattie sold the property to the Beta Kappa Association. At this time, the address of the property was 1500 South Broadway. It is first listed in 1918, which coincides with the date of construction of the building listed on the Tax Assessor Card. The building was constructed for the Beta Kappa chapter of the Phi Gamma Delta fraternity.

The Beta Kappa society was organized at the University of Colorado in 1912, and they moved into the house in 1918. The fraternity published a periodical called, *The Mile High Fiji*, and in the November 12th, 1930 issue is an article titled, "Medieval English Designing Throughout Lower Floors Lends Distinctive Tone." The article includes a detailed description of the interior and exterior of the building and references the architect of the building as "Mr. Fisher." There is no other record of who the architect might be, but it's possible that Mr. Fisher might be Lionel Edward Fisher, a local stone mason and contractor in Boulder who constructed the Boulder National Bank in 1899.

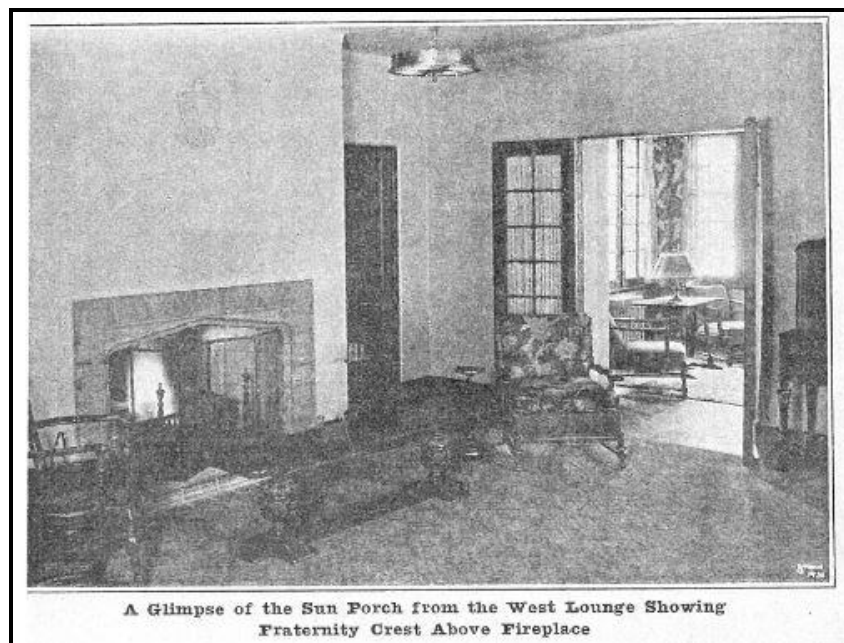


Figure 5. Photograph of interior of 1029 Broadway, 1930.

The Beta Kappa Association owned the house until 1968, for a total of 50 years. Many members were noted for being varsity football players, and during the mid 60s, the

building quartered the Women's Reserve of the United States Naval Reserves. Sadly, the fraternity's history in the house also included a death. Norman Bessee, a freshman at the University, died when a fire broke out in the house in 1944.



Figure 6. View of 1029 Broadway. Front door labeled "Women's Reserve USNR Quarters," c. 1965.

In 1968, the Evans Scholars Foundation purchased the property. Created in 1929 by legendary golfer Chick Evans, Jr., the foundation provides college scholarships to golf caddies. In 1940, the Evans Scholar foundation established its first chapter house at Northwestern University. Today, there are a total of 14 chapter houses at universities across the United States. When received, the scholarship provides full tuition and housing. The recipients are selected based on their caddie record, academic achievement, and financial need. At the Evans Scholarship Houses, the students live and work together, elect their own officers, and participate often in community service and in university programs.

The Evans Scholars Foundation continues to own the building today. They have been careful stewards of the building for over 40 years.

CRITERIA FOR THE BOARD'S DECISION:

Section 9-11-5(c), *Public Hearing Before the Landmarks Board*, of the historic preservation ordinance specifies that in its review of an application for local landmark designation, "the landmarks board shall determine whether the proposed designation conforms with

the purposes and standards in Sections 9-11-1, *Legislative Intent*, and 9-11-2, *City Council May Designate Landmarks and Historic Districts*.” See Attachment D: Legislative Intent.

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board has adopted significance criteria to use when evaluating applications for individual landmarks. See Attachment E: Significance Criteria for Individual Landmarks.

The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 30 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within fourteen days of the hearing date. City Council may call up a decision disapproving a designation. Should an application be disapproved, the same application may not be submitted for a period of one year.

If the board finds that the proposed designation conforms to Sections 9-11-1 and 9-11-2 of the B.R.C., it shall adopt specific findings and conclusions approving or modifying and approving the application. If the board approves the proposed designation, the application will be forwarded to City Council (within 100 days) for a public hearing.

ANALYSIS OF LANDMARK CRITERIA:

- A. *Does the proposed application protect, enhance, and perpetuate buildings in the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past?*

Staff finds that the proposed application to designate the property at 1029 Broadway will protect, enhance, and perpetuate a building reminiscent of a past era important in local history and preserve an important example of Boulder’s historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE:

Summary: The house at 1029 Broadway is believed to have historic significance under criteria 1, 3, and 4.

1. Date of Construction: 1918

Elaboration: The house first appears in the city directories in 1918, two years after the property was purchased by the Beta Kappa Association. The Tax Assessor card also gives 1918 as the date of construction.

2. **Association with Persons or Events:** None observed.
3. **Development of the Community:** The Beta Kappa chapter of Phi Gamma Delta, Evan Scholars Foundation.
Elaboration: This building is associated with the development of University Hill through the establishment of fraternity and sorority houses there and the long-term stewardship by the Evans Scholars Foundation.
4. **Recognition by Authorities:** The 1991 Historic Building Inventory Form identifies the building as associated with the development of University Hill and representative of the Dutch Colonial Revival style. The 2005 Cultural Resource Re-evaluation Form identifies the building as being potentially eligible for local landmark designation.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house at 1029 Broadway is believed to have architectural significance under criteria 1.

1. **Recognized Period or Style:** Dutch Colonial Revival

Elaboration: The house is an example of the Dutch Colonial Revival Style, as reflected in its gambrel roof, pedimented dormers, and evenly spaced windows. The stone rubble walls of the building make it a visual landmark in the neighborhood.

2. **Architect or Builder of Prominence:** Unknown.

3. **Artistic Merit:** None observed.

4. **Example of the Uncommon:** None observed

5. **Indigenous Qualities:** Native stone

Elaboration: The building is constructed of uncoursed, stone walls.

- B. Does the proposed application develop and maintain an appropriate setting and environment for the historic resource and area to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City's living heritage?*

Staff finds that the proposed application would maintain an appropriate setting for the historic resource at 1029 Broadway and enhance property values, promote tourist trade and interest, and foster knowledge of the City's living heritage due to

its geographic importance. Staff considers that the application meets the environmental significance criteria for individual landmarks as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house at 1029 Broadway has environmental significance under criteria 2, 3 and 5.

1. **Site Characteristics:** None observed.
2. **Compatibility with Site:** Historic character
Elaboration: The house retains its historic relationship to its lot and the adjacent University Hill neighborhood and the University of Colorado campus.
3. **Geographic Importance: Familiar** Visual feature
Elaboration: This house is prominently located on the southwest corner of Broadway and 15th Streets. The house serves as a strong visual landmark within the University Hill neighborhood.
4. **Environmental Appropriateness:** None observed.
5. **Area Integrity:** University Hill
Elaboration: The property is located within the boundaries of the potential University Hill Residential Historic District and a potential National Historic District.

C. *Does the proposed application draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives?(See Subsection 9-11-1(b), B.R.C. 1981).*

Staff finds this application draws a reasonable balance between private property rights and the public's interest in preserving the city's cultural, historic, and architectural heritage. The property owner supports the designation.

Landmark Name:

Staff considers that the landmark should be named the **Evans Scholars House** given its association with the Evans Scholars Foundation that has owned the building for nearly

50 years. This is consistent with the Landmark Board's *Guidelines for Names of Landmarked Structures and Sites* (1988) and the *National Register of Historic Places Guidelines for Designation*. See Attachment F: Guidelines for Names of Landmarked Structures and Sites.

Boundary Analysis:

The house is located on a standard size residential lot measuring approximately 12,596 square feet in size. Staff recommends that the boundary be established to follow the property lines of the lot, which is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.

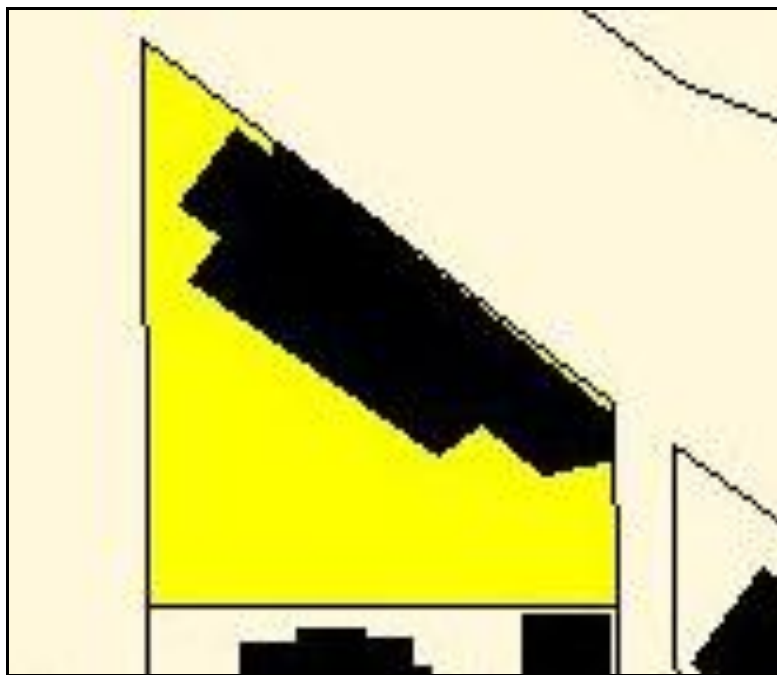


Figure 11: Proposed Landmark Boundary.

ATTACHMENTS:

- A: Landmark Designation Application
- B: Historic Building Inventory Form
- C: Deed and Directory Research
- D: Chapter 9-11-1 & 9-11-2 Purposes and Intent, Boulder Revised Code, 1981.
- E: Significance Criteria for Individual Landmarks
- F: Guidelines for Names of Landmarked Structures and Sites
- G: Photos

Attachment A: Landmark Designation Application

HS2014-00072

Application for Individual Landmark

Name of Building: Evans Scholars / Phi Gamma Delta Date: 3/20/2014

Address: _____

Owner(s): _____ Phone: _____

Address(es): _____

Applicant: _____ Phone: _____

Address: 1029 Broadway

Date of Construction: 1918

Type of Construction: Stone / masonry

Architectural Style / Period: Dutch Colonial Revival

Architect / Builder: Unknown

Condition of Exterior: Good

Additions / Alterations to Exterior: c. 1950s addition at east elevation,

Date of Alteration(s) / Addition(s): c. 1950s

Please attach a copy of the legal description of the property.

Fee \$25 (if applicable)

A filing fee of \$25.00 is required to file an application for designation of an individual landmark. Should the Landmarks Board initiate designation of a property or area, there is no fee involved.

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature: <u>[Signature]</u>
Address: <u>1899 Wynton #200 Denver CO 80202</u>
Designation initiated by: _____ Date: <u>7/20/14</u>

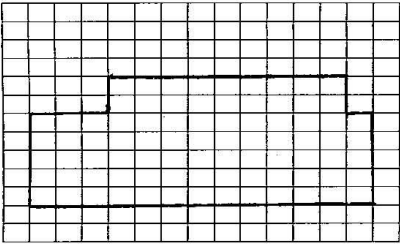
Attachment B: Historic Building Inventory Form

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE	
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____	

PROJECT NAME: Boulder Survey of Historic Places, 1991		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL3412
		TEMPORARY NO.: 1463-31-3-01-001		
CURRENT BUILDING NAME: Evans Scholars		OWNER: Evans Scholars Foundation		
ADDRESS: 1029 Broadway Boulder, Colorado 80302		1029 Broadway Boulder CO 80302		
		TOWNSHIP 1N	RANGE 70W	SECTION 31 NE 1/4 SW 1/4
HISTORIC NAME: Phi Gamma Delta Fraternity Hs.		U.S.G.S. QUAD NAME: Boulder, Colorado		
		YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 1	LOT(S): 1-6	
		ADDITION: University Place YR. OF ADDITION: 1890		
FILM ROLL NO.: 91-17 BY: Roger Whitacre	NEGATIVE NO.: 25	LOCATION OF NEGATIVES: City of Boulder Planning		DATE OF CONSTRUCTION: ESTIMATE: 1918 ACTUAL: SOURCE: Boulder City Directory
ATTACH PHOTOGRAPH HERE				USE: PRESENT: Fraternity House
				HISTORIC: Fraternity House
				CONDITION: EXCELLENT X GOOD FAIR DETERIORATING
				EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Entrance originally had pedimented hood supported by columns. Stoop altered. Balustrade missing on second story balcony on northern extension. Addition on southern elevation.
				CONTINUED YES X NO
STYLE: Dutch Colonial Revival		STORIES: 2 1/2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Stone, Wood		SQ. FOOTAGE: 16100	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Massive, side gambrel roofed house with uncoursed, stone rubble walls; stone water table. Eaves overhang second story. Off-center entrance with pediment and sidelights; stoop with stone walls and wrought iron balustrade. Flanking door are groups of three double-hung windows with shared, flat stone lintels and stone sills. Windows are evenly spaced on all stories. Series of eight, pedimented dormers with one-over-one light windows along facade. Bay window on west has beveled corners. One story extensions on north and south; northern extension is composed of stone and has band of windows with shared stone lintel and sill. Extension on south is newer. Stone foundation. Stone chimneys.		INDIVIDUAL: YES X NO		
		CONTRIBUTING TO DISTRICT: YES NO		
		LOCAL LANDMARK DESIGNATION: No		
		NAME: DATE:		
		ASSOCIATED BUILDINGS? YES X NO TYPE:		
		IF INVENTORIED, LIST ID NOS.:		
ADDITIONAL PAGES: YES X NO		CONTINUED? YES X NO		

PLAN SHAPE: 	ARCHITECT: Unknown SOURCE: BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: 5BL3412 ORIGINAL OWNER: Phi Gamma Delta SOURCE: Coloradoan Yearbook, 1930 THEME(S): Urban Residential Neighborhoods, 1858-present		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): <div style="text-align: right;">CONTINUED YES X NO</div>				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): This was originally the fraternity house for Phi Gamma Delta. The Beta Kappa Chapter of the fraternity was established at the University of Colorado in 1912. The fraternity was founded at Washington and Jefferson University in 1848. For several years, this has been the house for the Evans Scholars program. The program is for former golf caddies, providing a housing center and financial support for university education. <div style="text-align: right;">CONTINUED YES X NO</div>				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT
ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT			
STATEMENT OF SIGNIFICANCE: This building is associated with the development of University Hill through the establishment of fraternity and sorority houses there. The building is representative of the Dutch Colonial Revival Style, as reflected in its gambrel roof, pedimented dormers, and evenly spaced windows. The stone rubble walls of the building are notable. <div style="text-align: right;">CONTINUED YES X NO</div>				
REFERENCES (BE SPECIFIC): Coloradoan Yearbook, 1930; Boulder Daily Camera files; and Boulder County Assessor records. <div style="text-align: right;">CONTINUED YES X NO</div>				
SURVEYED BY: Thomas H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: Sept. 1991		



1029 Broadway, 1991.

Address: **1029 BROADWAY ST**
Boulder, Colorado

COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-evaluation Form

1. Resource Number: **5BL3412**

2. Temp. Resource Number:

3. Attachments

(Check as many as apply)

- ☒ Photographs
- ☐ Site sketch map
- ☒ U.S.G.S. map photocopy
- ☐ Other
- ☐ Other

4. Official determination

OAHP USE ONLY

- ☐ Determined Eligible
- ☐ Determined Not Eligible
- ☐ Need Data
- ☐ Nominated
- ☐ Listed
- ☐ Contributing to N.R. District
- ☐ Not Contributing to N.R. District

5. Resource Name: **Phi Gamma Delta Fraternity House**

6. Purpose of this current site visit: **Resurvey**

7. Previous Recordings: **Front Range Research Assoc.; Sep 1991**

8a. Changes or Additions to Previous Descriptions:

Glass block windows on rear elevation, second and third story windows. May be eligible for local landmark designation. Further research recommended.

8b. Square Footage: **0**

9. Changes in Condition:

10a. Changes to Location or Size Information

10b. UTM Coordinates: **13 477072E 4427981N**

11. Changes in Ownership:

12. Other Changes, Additions or Observations:

13. Eligibility Assessment:

Individual:

National Register: **Not Eligible**

Local Landmark: **Eligible**

Local Landmark:

District:

National Register: **Contributing**

Local: **Contributing**

14. Management Recommendations: **N/A**

Address: **1029 BROADWAY ST**

Resource Number: **5BL3412**

Temp. Resource Number: .

Cultural Resource Re-evaluation Form

page 2 of 2

15. Photograph Types and Numbers:

Type: **b&w**

Roll No: **01-AI**

Frame No: **16**

16. Artifact and Field Documentation Storage Location: **N/A**

17. Report Title: **University Hill Resurvey**

18. Recorder(s): **Kathryn Howes Barth, AIA; Lara Ramsey**

19. Date(s): **Mar 2002**

20. Recorder Affiliation: **Kathryn Howes Barth, AIA; Ramsey Planning and Preservation**

Attach Photo and Map if Extensively Altered

Colorado Historical Society, Office of Archaeology and Historic Preservation
1300 Broadway, Denver, CO 80203



1029 Broadway, 2002.

Attachment C: Deed and Directory Research

Deed and Directory Research – **1029 Broadway St.**
Lot 1 et al BLK 1 University Place
T 1N R 70W SEC 31

Owner (Deeds)	Date	Occupant(s)/Directory
<i>Subdivision Platted in 1890</i>		
Robert Urquhart (1894-1911)		
Richard Stearns (1911)		
Hattie & Wilson Swaisgood (1911-1916)	1913	Not listed (Swaisgoods lived at 946 Portland Pl.)
	1916	Not listed
Beta Kappa Assoc. (1916-1968)	1918	(First Listing) Phi Gamma Delta- B 750
	1921	Phi Gamma Delta
	1949	Phi Gamma Delta, Mrs. Marjorie Kennedy (house mother)
	1958	Phi Gamma Delta
Evans Scholar Foundation (1968-Present)		

Attachment D: Purposes and Intent

9-11-1 & 9-11-2 Purposes and Intent Boulder Revised Code, 1981

9-11-1: *Purpose and Legislative Intent* states:

- (a) The purpose of this chapter is to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this chapter to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city's living heritage.
- (b) The City Council does not intend by this chapter to preserve every old building in the city but instead to draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives and that alterations to such buildings and structures and new construction will respect the character of each such setting, not by imitating surrounding structures, but by being compatible with them.
- (c) The City Council intends that in reviewing applications for alterations to and new construction on landmarks or structures in a historic district, the Landmarks Board shall follow relevant city policies, including, without limitation, energy-efficient design, access for the disabled and creative approaches to renovation.

9-11-2: *City Council may Designate or Amend Landmarks and Historic Districts* states:

- (a) Pursuant to the procedures in this chapter the City Council may by ordinance:
 - (1) Designate as a landmark an individual building or other feature or an integrated group of structures or features on a single lot or site having a special character and historical, architectural, or aesthetic interest or value and designate a landmark site for each landmark;
 - (2) Designate as a historic district a contiguous area containing a number of sites, buildings, structures or features having a special character and historical, architectural, or aesthetic interest or value and constituting a distinct section of the city;
 - (3) Designate as a discontinuous historic district a collection of sites, buildings, structures, or features which are contained in two or more geographically separate areas, having a special character and historical, architectural, or aesthetic interest or value that are united together by historical, architectural, or aesthetic characteristics; and
 - (4) Amend designations to add features or property to or from the site or district.
- (b) Upon designation, the property included in any such designation is subject to all the requirements of this code and other ordinances of the city.

Attachment E: Significance Criteria for Individual Landmarks

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barker), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of

a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.

Attachment F: Guidelines for Names of Landmarked Structures and Sites

GUIDELINES FOR NAMES OF LANDMARKED STRUCTURES AND SITES

PURPOSE:

The City of Boulder Landmarks Preservation Advisory Board finds that adoption of guideline for the official landmark names of structures and sites designated by the City Council as City of Boulder Landmarks will provide consistency in meeting the historic preservation goals as set forth in the Historic Preservation Code (9-11-1 and 9-11-3).

CRITERIA FOR SELECTION OF OFFICIAL LANDMARK NAMES:

1. The official landmark name of the site or structure should be based on one or more of the following criteria:

- A. Original owners, architect, or builder;
- B. Historically significant persons or prominent long-term residents;
- C. A commonly accepted name;
- D. Original or later event or use;
- E. Unusual or architectural characteristic which clearly identifies the landmark; and
- F. The contributions of both men and women.

2. Owners requesting landmark designation for their buildings may be considered under the above criteria. In the event that the official landmark name does not include the present owners, a separate plaque containing the statement "Landmark designation applied for (date) by owners (names of owners)" will be made available at the owners' expense.

Attachment G: Photos



Photo of 1029 Broadway, c. 1931.



Photo of 1029 Broadway, c. 1931-1965.



1029 Broadway, North and east elevations, 2014.



1029 Broadway, close up of front entrance, 2014.



1029 Broadway, east elevation, 2014.



1029 Broadway, close up of east elevation, 2014.



1029 Broadway, south (rear) elevation, 2014.



1029 Broadway, east elevation, 2014.



1029 Broadway, south elevation of 1953 addition, 2014.



1029 Broadway, basketball court on south side of property, 2014.



1029 Broadway, northeast view of property. Broadway on left, 15th St. on right, 2014.



1029 Broadway, looking east down 15th St. 1029 Broadway on right, 2014.